

AN ORDINANCE 2009-10-15-0838

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of a All of Lot A-3 north of Essex Street, NCB A-27, Lot 1 thru Lot 12, NCB 7057 (4.8341 acres) from "I-1" General Industrial District to "I-1 S" General Industrial District with a Specific Use Authorization for Millwork and Wood Products Manufacturing.

**SECTION 2.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 3.** The City Council finds that the following condition shall be met to insure compatibility with the surrounding properties:

- A. An eight (8) foot tall fence shall be erected along the eastern property line adjacent to South Cherry Street.

**SECTION 4.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

**SECTION 6.** The Director of Planning and Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective October 25, 2009.

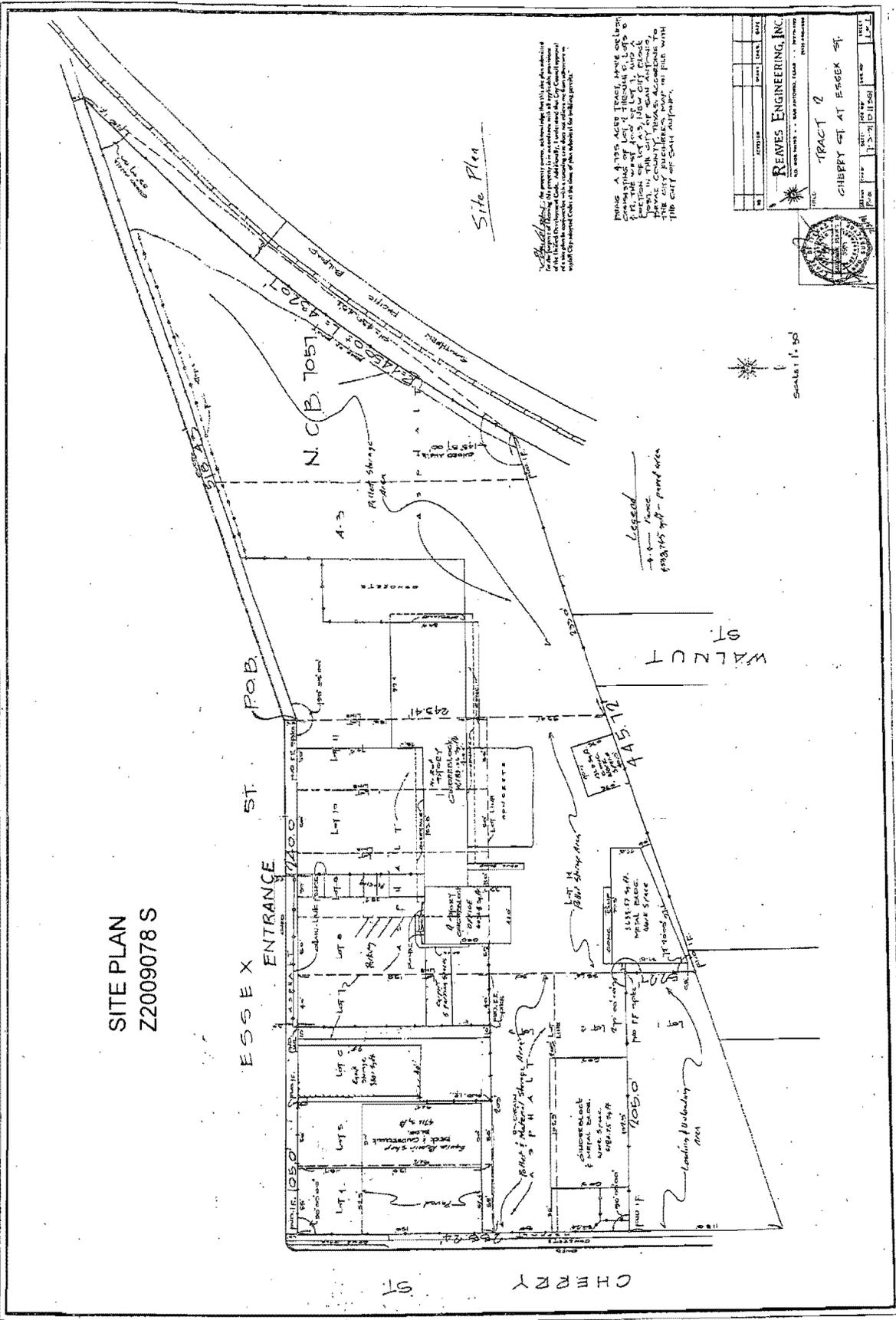
**PASSED AND APPROVED** this 15<sup>th</sup> day of October 2009.

  
M A Y O R  
JULIÁN CASTRO

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

**SITE PLAN  
Z2009078 S**



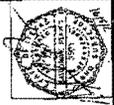
Site Plan

*Notes:* The property owner, who is the applicant for the proposed project, has provided the information contained herein for the purpose of preparing this site plan. The applicant warrants that the information is true and correct to the best of his knowledge and belief. The applicant also warrants that the information is complete and accurate. The applicant understands that the City Council may require additional information or a site visit before approving this site plan. The applicant agrees to provide such information and to attend such a site visit if required. The applicant also agrees to pay the costs of preparing this site plan and of any additional information or site visit required. The applicant understands that the City Council may require additional information or a site visit before approving this site plan. The applicant agrees to provide such information and to attend such a site visit if required. The applicant also agrees to pay the costs of preparing this site plan and of any additional information or site visit required.

TRACT 2  
CHERRY ST AT ESSEX ST

NO.	ACTIVITY	START DATE	END DATE
1	REVISIONS		
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
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14	REVISIONS		
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17	REVISIONS		
18	REVISIONS		
19	REVISIONS		
20	REVISIONS		

REAMES ENGINEERING, INC.  
100 WEST WASHINGTON ST., SUITE 1000, CHICAGO, ILL. 60601  
TEL: (312) 467-1100 FAX: (312) 467-1101  
WWW.REAMESENGINEERING.COM



**Exhibit A**

<b>Agenda Item:</b>	<b>Z-1</b>						
<b>Date:</b>	10/15/2009						
<b>Time:</b>	02:10:44 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2009078 S (District 2): An Ordinance amending the Zoning District Boundary - from "I-1" General Industrial District to "I-1 S" General Industrial District with a Specific Use Authorization for Millwork and Wood Products Manufacturing on a portion of Lot A-3, NCB A-27, Lot 1 thru Lot 12, NCB 7057 (4.8341 acres) located at 51 Essex Street and 1403 South Cherry. Staff and Zoning Commission recommend approval with conditions.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x			x	
Jennifer V. Ramos	District 3	x					
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				x
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				